

**ZONING BOARD OF APPEALS
MEETING AGENDA**

**Monday, February 7, 2005
7:00 PM
TOWN HALL ANNEX
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS:

III. PUBLIC HEARINGS:

1. #V200501– Cumberland Farms, Inc. for variances to Ellington Zoning Regulations, Section 5.3(g)(1)(a)&(b), Variations in Area & Yard Requirements/Additional Yard Requirements; Section 5.2 Footnote 1, Footnotes to Area & Yard Requirements Schedule; Section 5.3c(1), Variations in Area & Yard Requirements/Construction in Required Yards; Section 7.7d5(a) &(c), Minimum Parking & Loading Space Requirements/Location of Parking Facilities; Section 7.7b(6)(a)(3), Signs/Detached Signs Permitted in C, PC, I, & IP Zones: to reduce front yard setback along Wapping Wood Road from 62.25 feet to 49.4 feet for a convenience store and to 27.1 feet for a gas canopy and to reduce front yard setback along Windsorville Road from 57.25 feet to 29.6 feet for a gas canopy; to increase fence height from 2.5 feet to 6 feet for dumpster enclosure; to reduce setback from parking to a structure from 20 feet to 7 feet; to reduce parking setback from front property line from 30 feet to 14.4 feet along Wapping Wood Road and reduce parking setback from 30 feet to 7.4 feet along Windsorville Road; to increase sign area for a detached sign to 36 square feet and increase height to 14 feet for construction of detached sign in conjunction with a convenience store and gas station on property located at 5 Wapping Wood Road, APN 026-009-0000 in a C Zone.
2. #V200502—Dzen Brothers, Inc. for variances to Ellington Zoning Regulations, Section 5.2 Footnote 6, Footnotes to Area & Yard Requirements Schedule; Section 7.7d5(a)&(c) Location of Parking Facilities; Section 7.7d7(b) Landscaping and Lighting; Section 7.7b(6)(a)(1)&(2) Detached Signs Permitted in C, PC, I, & IP Zones/General Requirements: to reduce side yard setback from 50 feet to 47 feet for greenhouses; to reduce setback from parking to a structure from 20 feet to 0 feet & to reduce side yard setback from 30 feet to 20 feet for parking; to reduce interior landscaping from 15% to 4.71%; to reduce setback from 15 feet to 13 feet for existing sign and to allow for a second detached sign for use in conjunction with a garden market on properties located at 187 Windsorville Road & 8 Pinney Street, APN 009-041-0000 & 009-042-0000 in a PC Zone.
3. #V200503—Emile Picard for location approval of a used car dealer license on property located at 85 West Road, APN 028-018-0000 in a C Zone.

IV. UNFINISHED BUSINESS:

1. General Discussion of Zoning Regulations

V. NEW BUSINESS:

1. Budget preparations for FY 05-06

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the January 3, 2005 Meeting Minutes
2. Correspondence:
 - a. Letter to boards from Dennis Milanovich dated, 1/7/05.
 - b. Memo to land use commissions from Matt Davis dated, 1/28/05.

VII. ADJOURNMENT: